

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA

MAY 22, 2003

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, MAY 22, 2003**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **12:30 P.M.**

1. Annexation Overview Workshop, presentation David Barber.
2. Comprehensive Plan/Wichita Land Use Guide Discussion, presentation David Barber.
3. Approval of MAPC meeting minutes of May 8, 2003.

❖ SUBDIVISION ITEMS

Items 4-1 to 4-7 may be taken in one motion unless there are questions or comments.

4. Consideration of Subdivision Committee recommendations from the meeting of May 15, 2003. Ray Warren, Elizabeth Bishop, and Bill Johnson, present. James Barfield David Wells, absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 4-1(SUB2003-37) Subdivision Committee Approved, 5-1-01, vote 4-0;

Agenda Item 4-2(SUB2003-22) Approved, vote 3-0;Agenda Item 4-3(SUB2003-46)Approved, vote 3-0;

Agenda Item 4-4 ((SUB2003-43)Approved, vote 2-1; Agenda Item 4-5 (SUB2003-45)Approved, vote 2-1;

Agenda Item 4-6 (SUB2003-47)Approved, vote 2-1; Agenda Item 4-7 (DED2003-13)Approved, vote 3-0;

Agenda Item 5-1 (VAC2003-09)Approved,vote 3-0;Agenda Item 5-2 (VAC2003-15)Approved,vote 3-0;

Agenda Item 5-3 (VAC2003-17)Approved,vote 3-0;Agenda Item 5-4 (VAC2003-18)Approved,vote 3-0;

4-1. SUB2003-37 – Preliminary Plat – STOCKYARD INDUSTRIAL PARK ADDITION, located on the north side of 21st Street North and east of Broadway.

Engineer: MKEC Engineering Consulting, Inc.

Acreage: 48.98

Total Lots: 3

4-2. SUB2003-22 – Final Plat – WILLOWBEND NORTH ESTATES SECOND ADDITION, located west of Rock Road and south of 45th Street North.

Engineer: Baughman Company, P.A.

Acreage: 9.33

Total Lots: 24

4-3. SUB2003-46 – One-Step Final Plat –GOSHEN CHRISTIAN CENTER ADDITION, located on the northeast corner of Webb Road and 61st Street North.

Engineer: Baughman Company, P.A.

Acreage: 9.24

Total Lots: 1

4-4. SUB2003-43 – One-Step Final Plat – ELIOT ADDITION, located west of Tyler on the south side of MacArthur Road.

Engineer: Harlan Foraker, P.E.

Acreage: 1.9
Total Lots: 1

4-5. SUB2003-45 – One-Step Final Plat –RICKEN ACRES ADDITION, located on the north side of 47th Street South, east of 231st Street West.

Engineer: Savoy Company, P.A.
Acreage: 31.8
Total Lots: 27

4-6. SUB2003-47 – One-Step Final Plat –WILSON FARMS FOURTH ADDITION, located west of Webb Road, south of 21st Street North.

Engineer: MKEC Engineering Consulting, Inc.
Acreage: 13.07
Total Lots: 16

4-7. DED2003-13 – Dedication of Street Right-of-Way, for property located on the southeast corner of Kellogg and 135th Street West.

A complete legal description is available for public inspection at the Metropolitan Area Planning Department - Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas.

❖ PUBLIC HEARING — VACATION ITEMS

Items 5-1 to 5-4 may be taken in one motion, unless there are questions or comments.

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

5-1. VAC2003-09 – Request to Vacate Access Control, located northeast of the Maize Road - K-42 Highway Intersection.

A complete legal description is available for public inspection at the Metropolitan Area Planning Department - Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas.

5-2. VAC2003-15 – Request to Vacate a Platted Utility Easement, located southwest of the Tyler- Douglas Intersection.

A complete legal description is available for public inspection at the Metropolitan Area Planning Department - Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas.

5-3. VAC2003-17 – Request to Vacate a Utility-Drainage Easement, located northeast of 21st Street North and 127th Street East.

A complete legal description is available for public inspection at the Metropolitan Area Planning Department - Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas.

5-4. VAC2003-18 – Request Vacate a Portion of a Platted Setback and a Portion of a Platted Easement, located northeast of the 37th Street North and Rock Road Intersection.

A complete legal description is available for public inspection at the Metropolitan Area Planning Department - Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas.

❖ PUBLIC HEARING — ZONING ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

6. Case No.: ZON2003-19
Request: Sedgwick County Zone change from “RR” Rural Residential to “SF-20” Single-family Residential

- General Location: North of 47th Street South and 800 feet east of 231st Street West
- Member City: City of Goddard heard on May 8, 2003
- Presenting Planner: Scott Knebel
- 7a.** Case No.: CUP2003-23 DP265 (Associated with ZON2003-23)
Request: Creation of DP265 Crystal Creek Commercial Plaza Community Unit Plan
- General Location: North of Harry and west of Greenwich
District Advisory Board: Two will hear June 2, 2003
Presenting Planner: Donna Goltry
- and**
- 7b.** Case No.: ZON2003-23 (Associated with CUP2003-23 DP265)
Request: Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial
- General Location: North of Harry and west of Greenwich
District Advisory Board: Two will hear June 2, 2003
Presenting Planner: Donna Goltry
- 8.** Case No.: ZON2003-24
Request: Zone change from “TF-3” Two-family Residential to “LC” Limited Commercial
- General Location: On the northeast corner of Central and Vassar
District Advisory Board: One will hear on June 2, 2003
Presenting Planner: Bill Longnecker
- 9.** Case No.: CUP2003-24 DP151 Amendment #3
Request: Amendment to The Dugan Centre Community Unit Plan
- General Location: South of Taft and west of Dugan
District Advisory Board: Five will hear on June 2, 2003
Presenting Planner: Donna Goltry
- 10.** Case No.: CON2003-09
Request: Sedgwick County Conditional Use to permit an accessory apartment in an existing barn on property zoned “RR” Rural Residential
- General Location: South of 77th Street North and west of Oliver
Member City: Kechi Planning Commission heard May 13, 2003
Presenting Planner: Bill Longnecker
- 11.** Case No.: CON2003-13
Request: Conditional Use to permit a 130-foot high monopole tower on property zoned “GO” General Office
- General Location: North of 25th Street North and east of Amidon
District Advisory Board: Six heard on May 21, 2003
Presenting Planner: Scott Knebel
- 12.** Case No.: DR03-13

Request: The City of Maize seeks annexation of properties located east
of N. Maize Road and north of 37th Street North
Presenting Planner: David Barber

13. Other matters/adjournment.

Dale Miller, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission